

**MLS # 73460666 - Active**  
**Single Family - Detached**



**76 Maccombers Way**  
**Marshfield, MA: Marshfield Hills,**  
**02050-6021**  
**Plymouth County**

List Price: **\$1,299,000**

Style: **Other (See Remarks)**

Total Rooms: **12**

Color: **Grey**

Bedrooms: **4**

Grade School: **Eames**

Bathrooms: **3f 1h**

Middle School: **Furnace**

Main Bath: **Yes**

High School: **Marshfield**

Fireplaces: **3**

Approx. Acres: **1.08 (46,945 SqFt)**

Approx. Street Frontage:

Handicap Access/Features: **No**

Accessory Dwelling Unit: **No**

Directions: **Macomber intersects Damons Point. 1 car @ a time passage-pull into closest drive for easy clearance**

**Private accompanied showings only, provide 24hrs notice. Original home built in 1920. Breathtaking views throughout of North/South River, Humarock, Atlantic, expansive salt marsh. Enjoy the beauty of nature from the private deck. Direct water access, kayak/paddle to the spit for the day! Old world charm meets today's modern amenities in serene one of a kind setting. Front to back kitchen, 10ft quartz island, pot filler, wine cooler, dual fuel stove, SS appliances. Open floor plan expands into dining/living room w/wood burning FP. Inviting fam room w/electric FP, office & laundry room. 1st flr beds ensuite, walk in closet. In-law potential, separate entrance/parking. 2nd flr; primary w/deck, office/sitting area, walk in closets, soaking tub, stunning tile shower, electric FP, water closet/laundry. 2nd fam room w/half bath. 3rd flr; perfect 4th bed, plumbing for another bath. Renovations completed throughout entire home. New roof/new 4 bed septic. Flood \$995 annual, 2 car garage possible**

**Property Information**

Approx. Living Area Total: **4,871 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **4,871 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **8 Hot Water Baseboard, Electric, Propane, Ductless Mini-Split System**

Cool Zones: **7 Central Air, Ductless Mini-Split System**

Parking Spaces: **10 Off-Street, Stone/Gravel, Unpaved Driveway**

Garage Spaces: **0**

Disclosures: **Property includes land on both sides of the road. House on the right, parking lot/shed/septic on the left. Drop your kayak/paddle board directly into the creek! 3 sheds on the property. Shed/septic/propane tank easement. Home fully insulated, including crawl. 2 car garage possible. Home warranty**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	16X17	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Exterior Access, Open Floor Plan, Recessed Lighting, Remodeled
Dining Room:	1	14X16	Flooring - Hardwood, Main Level, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Remodeled, Slider
Family Room:	1	16X18	Fireplace, Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting, Remodeled
Kitchen:	1	14X30	Closet, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Cabinets - Upgraded, Exterior Access, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Pot Filler Faucet, Wine Chiller, Gas Stove, Lighting - Pendant, Lighting - Overhead
Main Bedroom:	2	33X35	Bathroom - Full, Bathroom - Double Vanity/Sink, Fireplace, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Vinyl, Balcony / Deck, Balcony - Exterior, Double Vanity, Recessed Lighting, Remodeled, Slider, Gas Stove, Closet - Double
Bedroom 2:	1	12X14	Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Hardwood, Balcony / Deck, Main Level, Exterior Access, Slider, Closet - Double
Bedroom 3:	1	19X21	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Balcony / Deck, Double Vanity, Exterior Access, Recessed Lighting, Slider, Lighting - Sconce, Lighting - Overhead
Bedroom 4:	3	32X33	Flooring - Vinyl, Recessed Lighting, Remodeled

Bath 1:	2	18X18	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Recessed Lighting, Remodeled, Washer Hookup, Pocket Door, Soaking Tub
Bath 2:	1	8X8	Bathroom - Tiled With Shower Stall, Closet - Linen, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Recessed Lighting, Lighting - Sconce
Bath 3:	1	10X12	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Recessed Lighting, Lighting - Sconce, Soaking Tub
Laundry:	1	8X12	Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Dryer Hookup - Electric, Exterior Access, Recessed Lighting, Washer Hookup
Bathroom:	2	4X6	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Home Office-Separate Entry:	1	8X10	Closet, Flooring - Hardwood, French Doors, Recessed Lighting
Home Office:	2	16X16	Flooring - Vinyl, Recessed Lighting, Remodeled
Media Room:	2	19X25	Bathroom - Half, Flooring - Vinyl, Pocket Door
Other:	1	-	-

## Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Vacuum System**  
Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station**  
Basement: **No**  
Beach: **Yes Ocean**  
Beach - Miles to: **Unknown**  
Electric: **Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Storm Doors**  
Exterior: **Wood**  
Exterior Features: **Deck, Covered Patio/Deck**  
Flooring: **Tile, Vinyl, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete, Concrete Block**  
Hot Water: **Propane Gas, Tankless**  
Insulation: **Full, Fiberglass, Blown In**  
Interior Features: **Central Vacuum, Cable Available, Internet Available - Unknown**  
Lot Description: **Easements, Flood Plain, Level, Marsh, Scenic View(s)**  
Road Type: **Private, Unpaved, Publicly Maint., Privately Maint., Dead End**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**  
Terms: **Contract for Deed**  
Utility Connections: **for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **Yes River, Creek, Direct Access, Marsh, Navigable**  
Water View: **Yes Marsh, Ocean, River**

## Other Property Info


Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions: **None**  
Green Certified: **No**  
Home Own Assn: **No**  
Lead Paint: **None, Certified Treated**  
UFFI: **Unknown** Warranty Features: **No**  
Year Built: **1920** Source: **Public Record**  
Year Built Description: **Actual, Renovated Since**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

## Tax Information

Pin #: **M:0F18 B:0003 L:0002**  
Assessed: **\$1,231,300**  
Tax: **\$10,353** Tax Year: **2025**  
Book: **58094** Page: **154**  
Cert:  
Zoning Code: **R-1**  
Map: **F18** Block: **03** Lot: **02A**

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Market History for 76 Maccombers Way, Marshfield, MA: Marshfield Hills, 02050-6021

MLS #	Date		DOM	DTO	Price
73393825	6/19/2025	Listed for <b>\$1,500,000</b>			\$1,500,000
	9/4/2025	Price Changed to: <b>\$1,350,000</b>	77		\$1,350,000
EXT	9/5/2025	Status Changed to: <b>Extended</b>	78		
	10/2/2025	Price Changed to: <b>\$1,299,000</b>	105		\$1,299,000
EXT	10/2/2025	Status Changed to: <b>Extended</b>	105		
WDN	11/7/2025	Status Changed to: <b>Temporarily Withdrawn</b>	141		
CAN	11/10/2025	Status Changed to: <b>Canceled</b>	141		
 <b>73460666</b>	12/8/2025	Listed for <b>\$1,299,000</b>	29		\$1,299,000
Market History for Office Id: AN6209			170		
Market History for this property			170		

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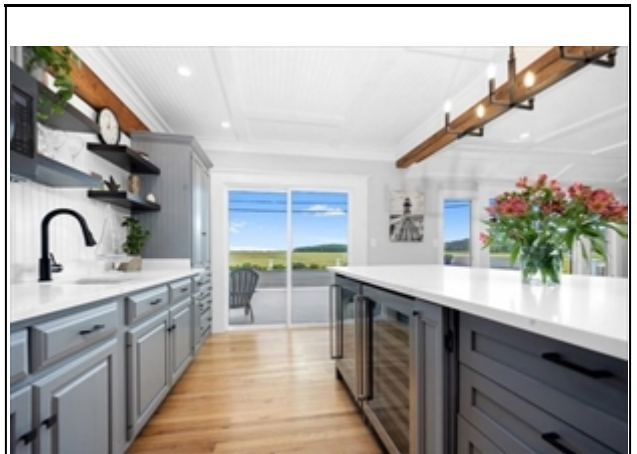
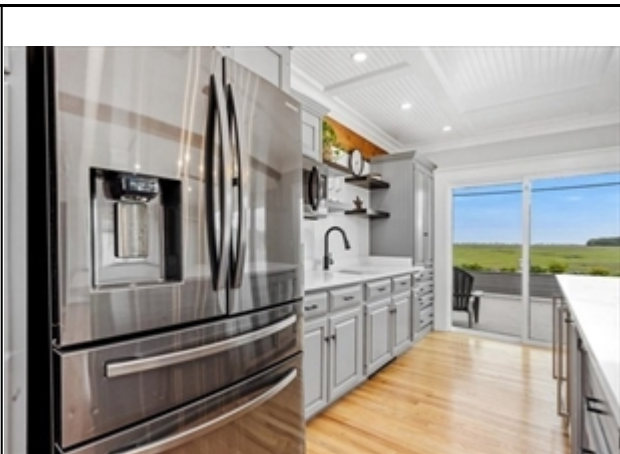
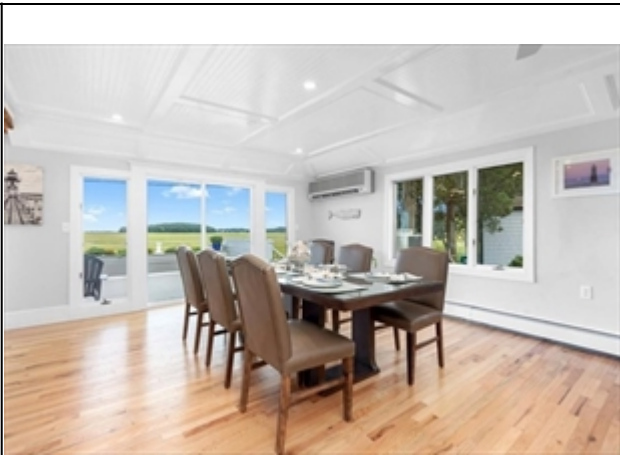
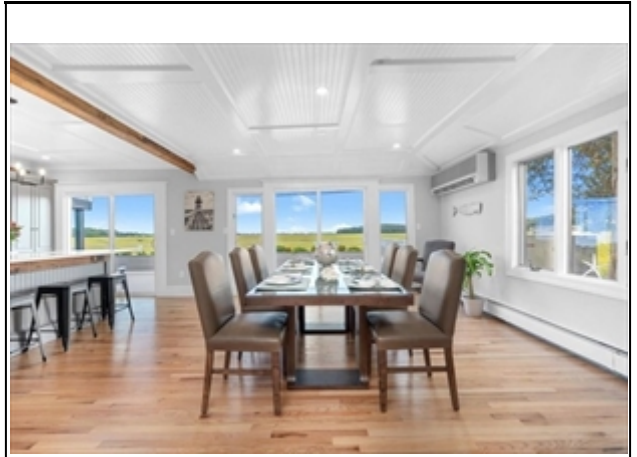
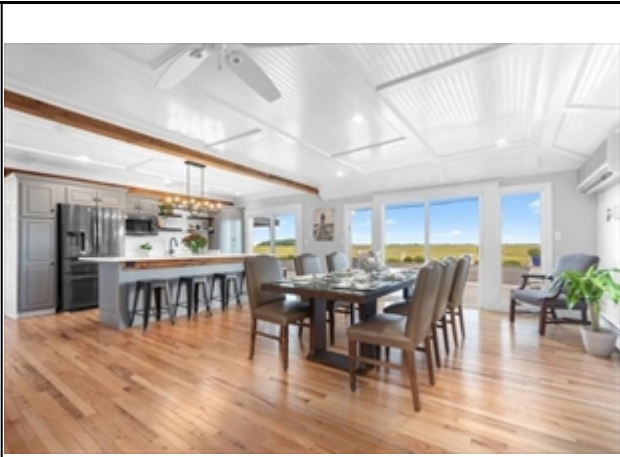
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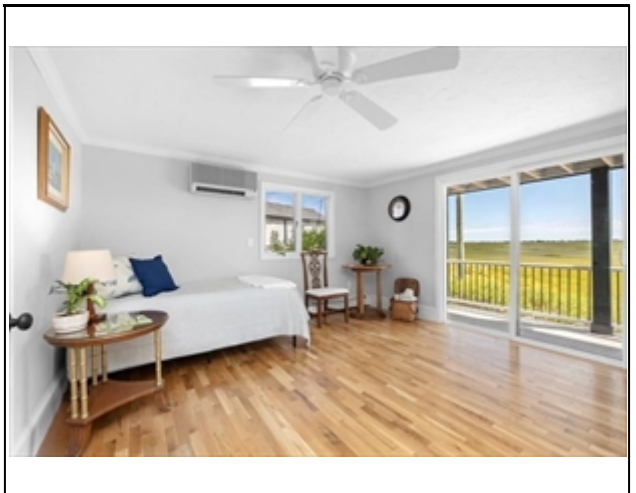
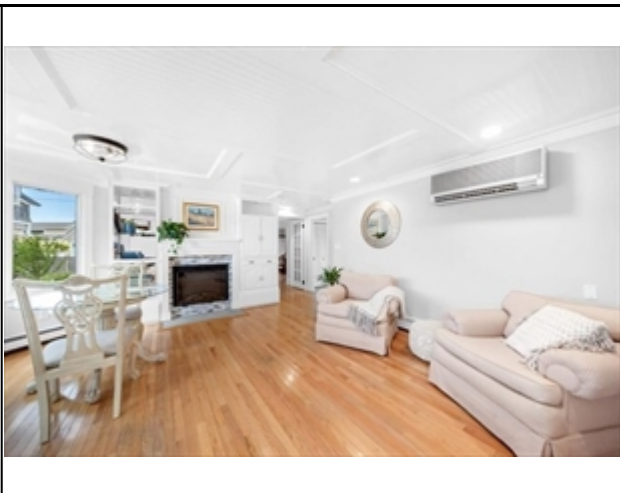
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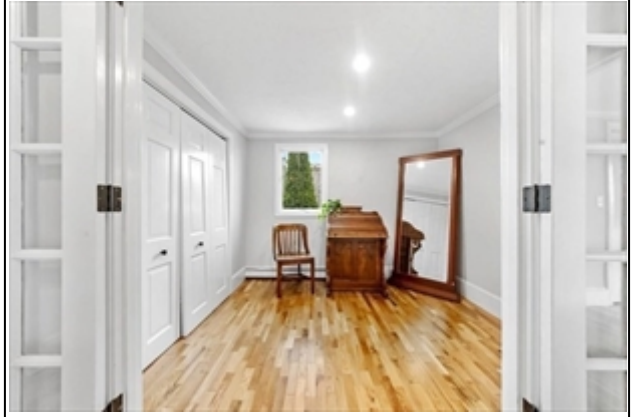
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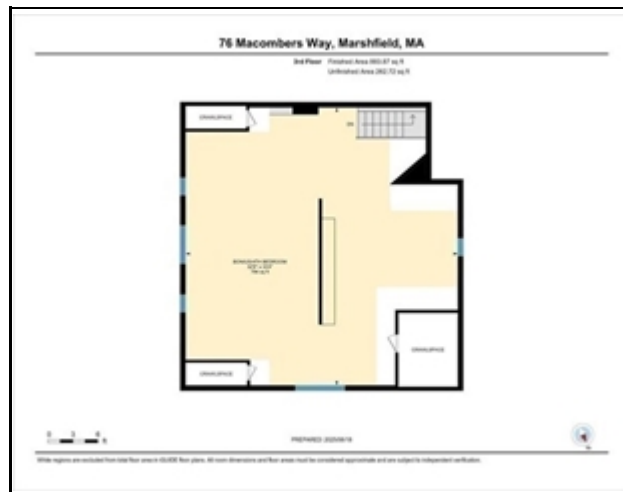
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